



FOR **LEASE** OFFICE
PROPERTY



101 Three Rivers N
Fort Wayne, IN 46802

Highly Desirable Downtown Commercial Space

About The Property

- Two office units - 1,140 SF and 2,000 SF
- Conveniently located in Three Rivers High Rise Apartments
- Move-in ready
- Existing customer potential within residential units on site (approx. 600 residents)
- Lease Rate: \$13.00 SF/yr Full Service



the
Zacher
company

DAN GABBARD
Broker Associate
dgabbard@zacherco.com
260.422.8474

KALEB HAIMES
Broker Associate
khaimes@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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PROPERTY INFORMATION

HIGHLY DESIRABLE DOWNTOWN COMMERCIAL SPACE

BUILDING LOCATION/ZONING/SIZE

Street Address	101 Three Rivers N
City, State, Zip	Fort Wayne, IN 46802
County/Township	Allen/Wayne
City Limits	Inside
Zoning	DC/Downtown Core
Total Building Size	92,137 SF
Site Acreage	3.29 Acres

PRICE/AVAILABILITY

Available Spaces:		
Space #106B		1,140 SF
Space #102N		2,000 SF
Lease Rate		\$13.00/SF/yr
Lease Type		Full Service

BUILDING DATA

Date of Construction	1985
Building Type	Office/Retail
Air Conditioning	Central
Parking Lot	Asphalt
Building Type	Office
Former Use	Financial advising office
Date of Construction	1966
Camera Security System	In place
Heat	Central
Air Conditioning	Central
Parking Lot	Asphalt
Additional Commercial Parking Lot	Included
Common Area Lobby	Included

FINANCIAL RESPONSIBILITIES

Utilities	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Common Area Maintenance	Landlord
Non Structural Maintenance	Landlord
Roof & Structure	Landlord
Phone & Internet	Tenant

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

POPULATION DEMOGRAPHICS

1 Mile	12,649
3 Miles	91,790
5 Miles	185,852

TRANSPORTATION

Traffic Count:	
Lafayette St.	46,504 VPD



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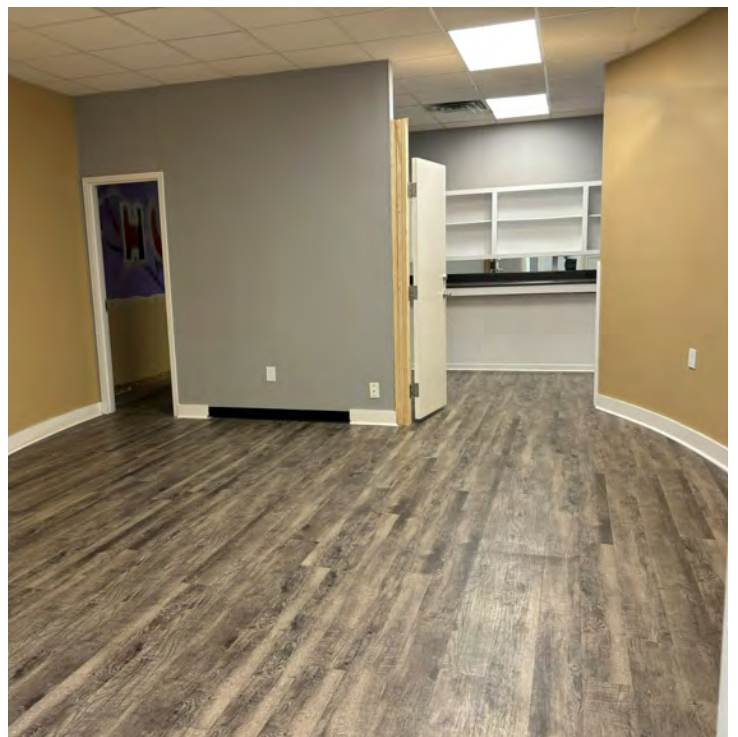
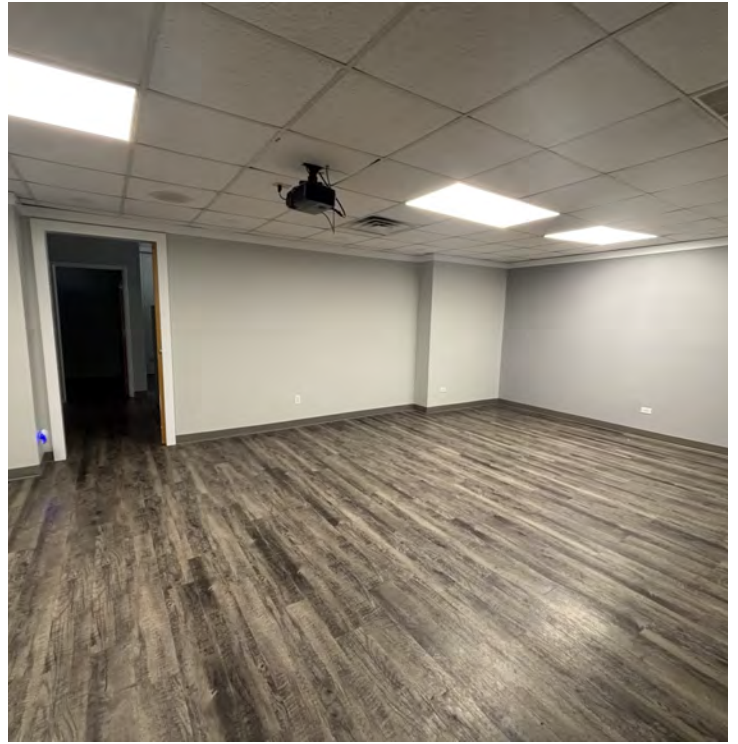
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ADDITIONAL PHOTOS

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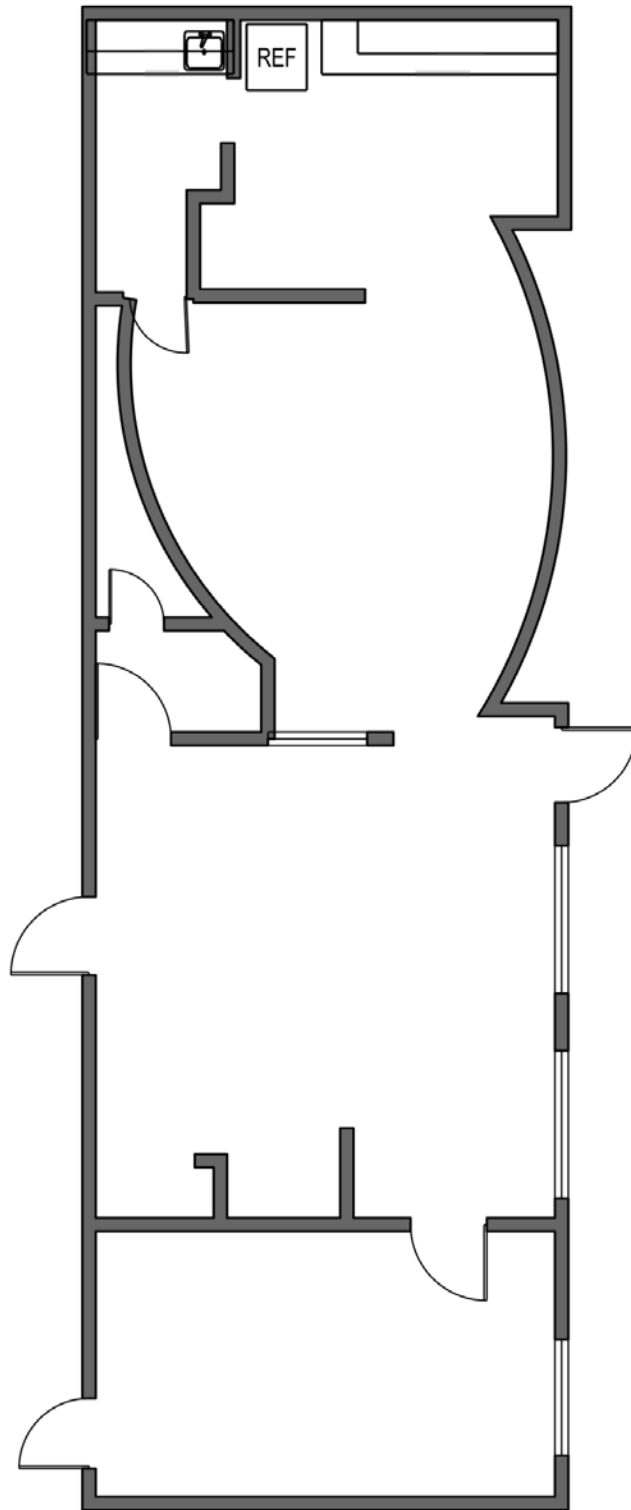
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SUITE 106B

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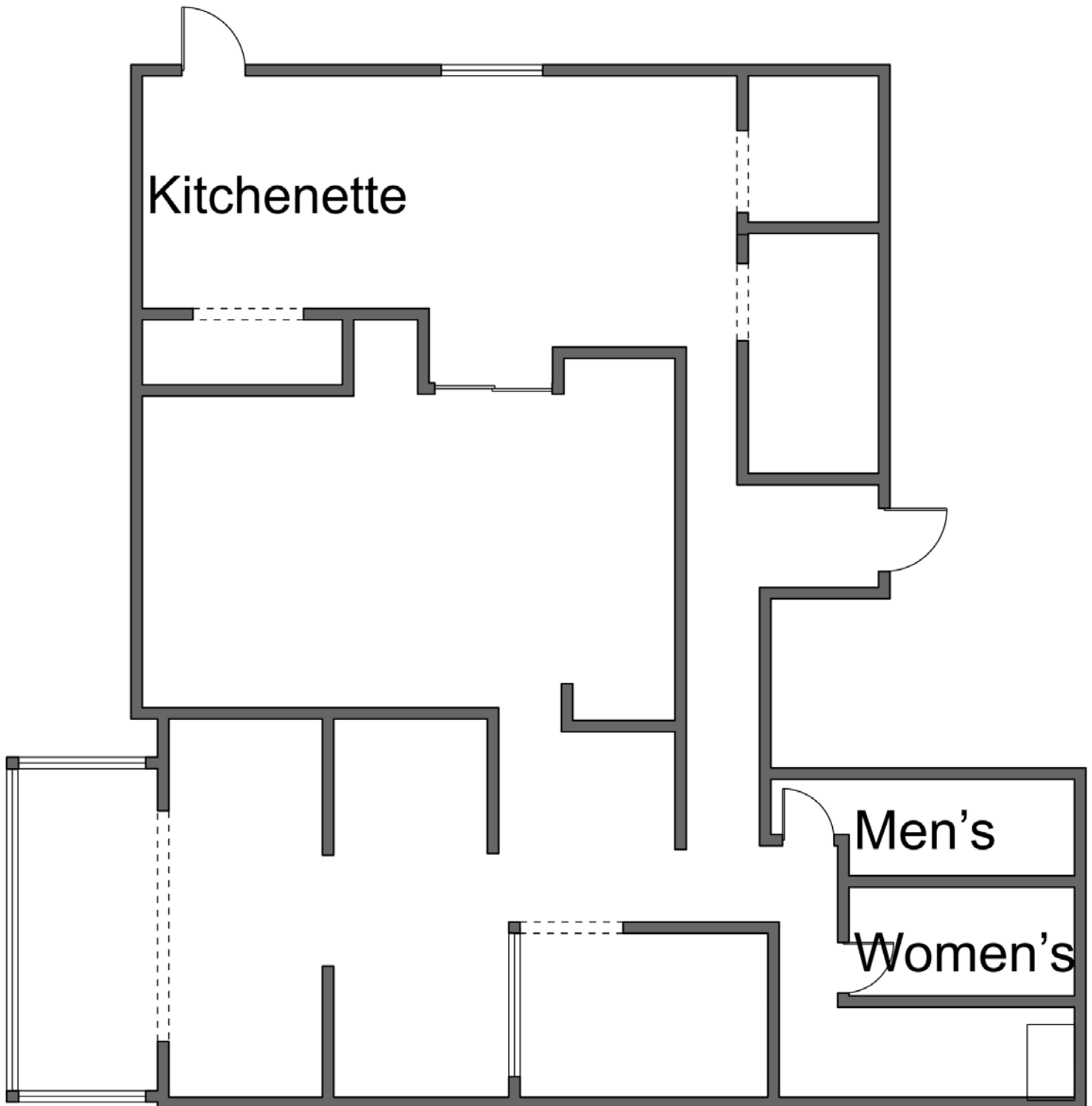
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SUITE 102N

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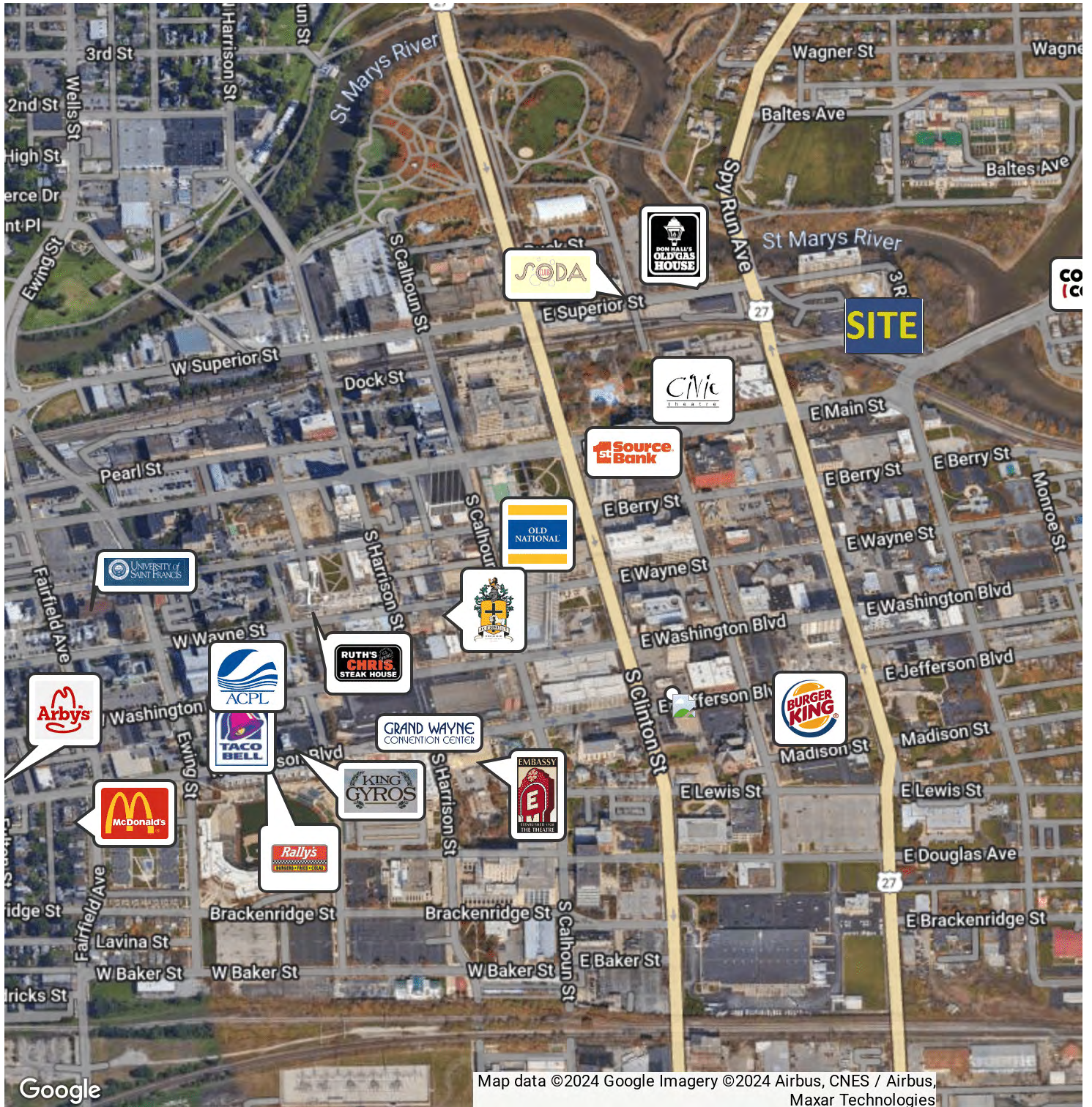
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RETAILER MAP

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LOCATION MAP

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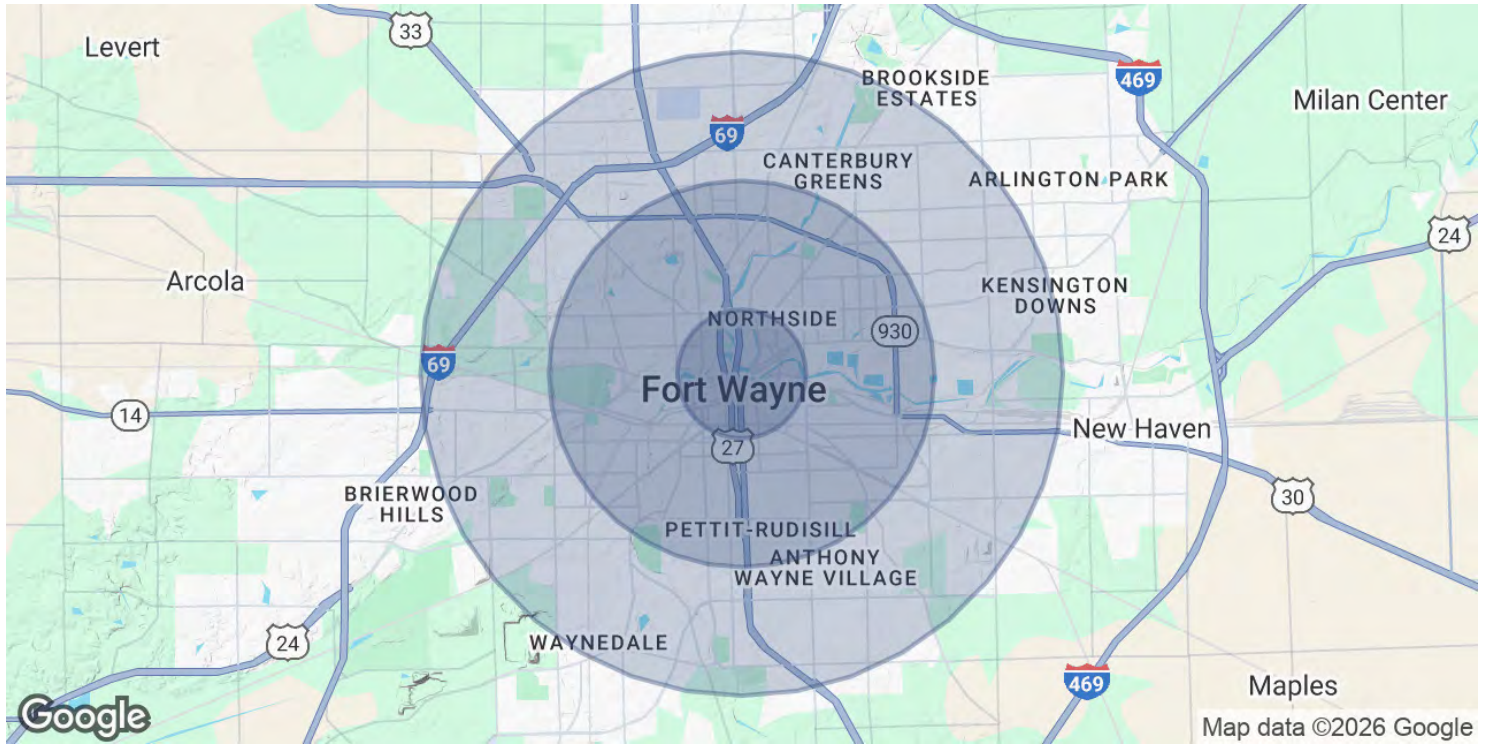
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DEMOGRAPHICS MAP & REPORT

HIGHLY DESIRABLE DOWNTOWN COMMERCIAL SPACE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,649	91,790	185,852
Average Age	33.9	33.2	35.0
Average Age (Male)	35.6	32.0	33.3
Average Age (Female)	34.4	33.9	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,697	42,444	83,617
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$44,696	\$45,976	\$49,974
Average House Value	\$96,753	\$89,176	\$98,198

* Demographic data derived from 2020 ACS - US Census



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